

JellisCraig

ARMSTRONG CREEK

Suburb Report

Know your neighbourhood.



ARMSTRONG CREEK SUBURB REPORT

Median House Price*

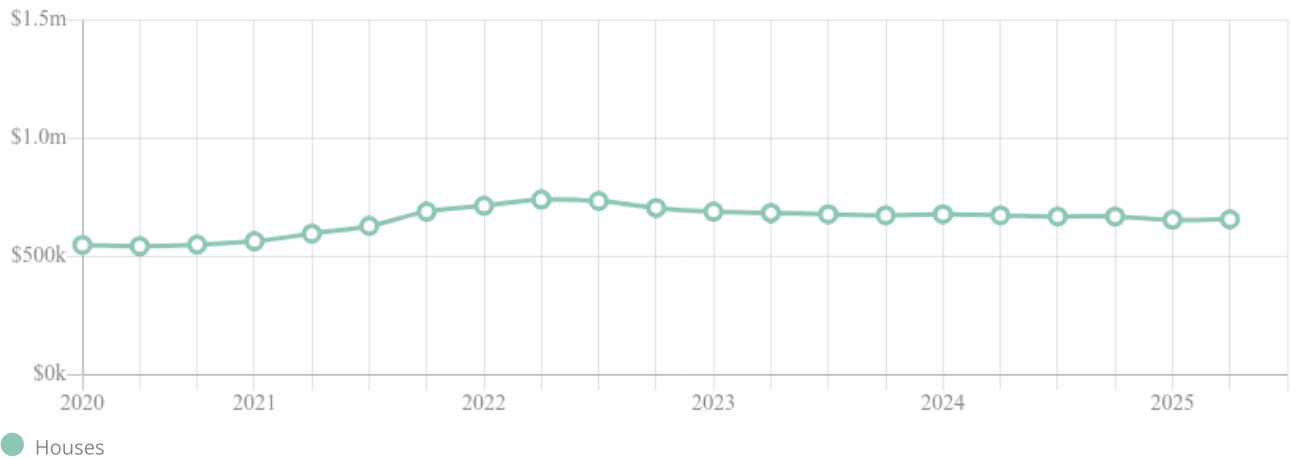
Median

\$658k

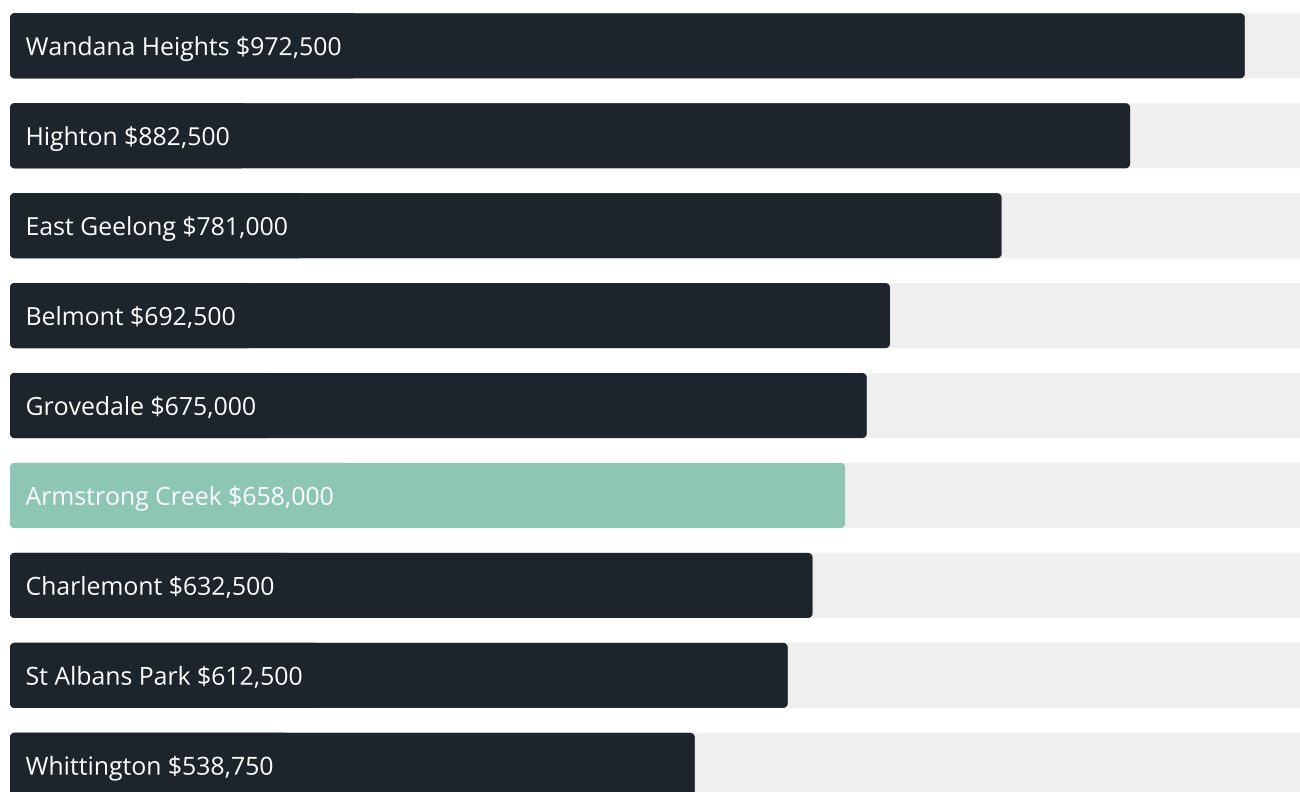
Quarterly Price Change

0.38% ↑

Quarterly Price Change*



ARMSTRONG CREEK SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

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Sale Method^{*}

● Private 100%

Median Days on Market[^]

26 days

Average Hold Period^{*}

3.4 years

Dwelling Type[^]

● Houses 95% ● Units 5%

Ownership[^]

● Owned Outright 11% ● Mortgaged 56% ● Rented 33%

Population[^]

11,247

Median Asking Rent per week^{*}

\$525

Median Age[^]

30 years

Rental Yield^{*}




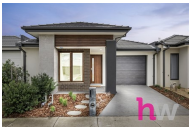


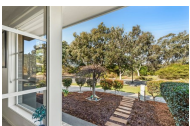
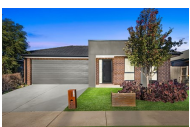


4.05%

Median Household Size[^]






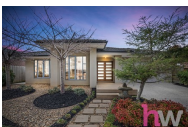




2.9 people

ARMSTRONG CREEK SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 42 Fleurieu Cirt Armstrong Creek	4	House	\$730,000	29 Sep 2025
 25 Barleycorn Bnd Armstrong Creek	4	House	\$805,000	25 Sep 2025
 8 Spoonbill Dr Armstrong Creek	4	House	\$603,000	18 Sep 2025
 5 Lapis St Armstrong Creek	3	House	\$575,000	16 Sep 2025
 14 Duke St Armstrong Creek	3	House	\$600,000	15 Sep 2025
 9 Currumbin St Armstrong Creek	3	House	\$612,000	15 Sep 2025
 18-20 Bridgewater Cirt Armstrong Creek	4	House	\$760,000	12 Sep 2025
 213 Warralily Blvd Armstrong Creek	5	House	\$670,000	12 Sep 2025
 58 Abode St Armstrong Creek	3	House	\$670,000	11 Sep 2025
 30 Delta Dr Armstrong Creek	5	House	\$840,000	10 Sep 2025

ARMSTRONG CREEK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5-7 Maroubra St Armstrong Creek	4	House	\$1,160,000	10 Sep 2025
 8 Mulberry St Armstrong Creek	4	Townhouse	\$635,000	09 Sep 2025
 130 Warralily Blvd Armstrong Creek	4	House	\$645,000	09 Sep 2025
 62 Element Cirt Armstrong Creek	3	House	\$675,000	08 Sep 2025
 6 Galene Dr Armstrong Creek	3	House	\$645,000	08 Sep 2025
 11 Whalley Rd Armstrong Creek	5	House	\$895,000	05 Sep 2025
 1 Beverly Way Armstrong Creek	3	House	\$585,000	05 Sep 2025
 14 Netherley Wlk Armstrong Creek	4	House	\$585,000	05 Sep 2025
 7 Currumbin St Armstrong Creek	3	House	\$650,000	05 Sep 2025
 18 Snedden St Armstrong Creek	4	House	\$715,000	03 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 83 Naturaliste Way Armstrong Creek	3	House	\$656,000	03 Sep 2025
 61 Carter Rd Armstrong Creek	3	House	\$580,000	02 Sep 2025
 26 Shipstern St Armstrong Creek	4	House	\$640,000	01 Sep 2025
 8 Maroubra St Armstrong Creek	4	House	\$765,000	01 Sep 2025
 13 Mindil St Armstrong Creek	4	House	\$800,000	31 Aug 2025
 2 Shield Pl Armstrong Creek	5	House	\$930,000	30 Aug 2025
 8 Purity Way Armstrong Creek	3	House	\$690,000	28 Aug 2025
 17 Esperance Av Armstrong Creek	3	House	\$640,000	27 Aug 2025
 245 Warralily Blvd Armstrong Creek	4	House	\$715,000	27 Aug 2025
 8 Nairn Dr Armstrong Creek	4	House	\$855,000	26 Aug 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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